

PUBLIC HEARING—Nov. 17, 1965

Appeal #8441 American Psychiatric Museum Assn. Inc. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on November 24, 1965:

ORDERED:

That the appeal for a variance from the lot occupancy and FAR requirements of the R-5-B District to permit erection of museum building at 1811 R St. N.W., lot 175, square 133, be granted for the following reasons:

- (1) As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations, and that a denial of the appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner.
- (2) The instant appeal involves the razing of three residences on this property and erect an entirely new building as a museum. The new building will be three stories in height and will occupy less than 9000 square feet of land.
- (3) Appellant desires to occupy property below grade for duplication plant in connection with the library and need two means of egress from the basement. The erection of this additional stairway creates the deficiency in lot occupancy and FAR by about 170 square feet.
- (4) There was no objection to the granting of this appeal registered at the public hearing. The Association of American Colleges and the American Friends Service Committee of Davis House have written in letters of approval.
- (5) In view of the above it is our opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.